

**EXHIBIT B - CONDITIONS OF APPROVAL  
DRC2014-00087 / MUELLER**

**Approved Development**

1. This approval authorizes
  - a. Minor Use /Coastal Development Permit to allow an 1160 square foot manufactured home as a secondary dwelling. The project will result in the disturbance of approximately 5,400 square feet of a 5.7 acre parcel
  - b. maximum height is **15'-1"** from average natural grade.

**Conditions required to be completed at the time of application for construction permits**

***Site Development***

2. **At the time of application for construction permits** plans submitted shall show all development consistent with the approved site plan, floor plan, architectural elevations and landscape plan.
3. **At the time of application for construction permits**, Plans submitted shall show:
  - a. details for the marriage connection for the two sections of the manufactured home
  - b. the foundation design
  - c. two parking spaces serving the secondary unit
4. **At the time of application for construction permits**, Plans submitted shall demonstrate compliance with the 2013 California Residential Code. Any structural elements which do not comply with the prescriptive requirements of the California Residential Code shall be designed by a licensed design professional.
5. **At the time of application for construction permits**, the applicant shall provide details on any proposed exterior lighting, if applicable. The details shall include the height, location, and intensity of all exterior lighting. All lighting fixtures shall be shielded so that neither the lamp nor the related reflector interior surface is visible from adjacent properties. Light hoods shall be dark colored.
6. **At the time of application for construction permits**, an electrical plan shall be provided to show the location of the electrical service

***Fire Safety***

7. **At the time of application for construction permits**, all plans submitted to the Department of Planning and Building shall meet the fire and life safety requirements of the California Fire Code. Requirements shall include, but not be limited to those outlined in the Fire Safety Plan, prepared by the Cal Fire for this proposed project and dated February 25, 2015.

## ATTACHMENT 2

### ***Services (for on-site water and septic)***

8. **At the time of application for construction permits**, the applicant shall submit evidence that there is adequate water to serve the proposal, on the site.
9. **At the time of application for construction permits**, the applicant shall submit evidence that a septic system, adequate to serve the proposal, can be installed on the site.
10. **At the time of application for construction permits**, the applicant shall submit plans that reflect the plumbing connections (ie. Water service, drainage and waste and gas). Plans shall specify the type and size of the material / piping to be used.

### **Conditions to be completed prior to issuance of a construction permit**

#### ***Public Works***

11. **Prior to issuance of a building permit**, the applicant shall meet all requirements of the County Public Works Department.

#### ***Fees***

12. **Prior to issuance of a construction permit**, the applicant shall pay all applicable school and public facilities fees.

#### ***Water Offset Requirement***

13. **Prior to issuance of a construction permit**, the applicant shall submit an approved Los Osos Plumbing Retrofit Certificate.

### **Conditions to be completed during project construction**

#### ***Building Height***

14. The maximum height of the project is 15ft, 1in from average natural grade.
  - a. **Prior to any site disturbance**, a licensed surveyor or civil engineer shall stake the lot corners, building corners, and establish average natural grade and set a reference point (benchmark).
  - b. **Prior to approval of the foundation inspection**, the benchmark shall be inspected by a licensed surveyor prior to pouring footings or retaining walls, as an added precaution.
  - c. **Prior to approval of the roof nailing inspection**, the applicant shall provide the building inspector with documentation that gives the height reference, the allowable height and the actual height of the structure. This certification shall be prepared by a licensed surveyor or civil engineer.

### **Conditions to be completed prior to occupancy or final building inspection / establishment of the use**

## ATTACHMENT 2

### ***Development Review Inspection***

15. **Prior to occupancy or final inspection**, the applicant shall contact the Department of Planning and Building to have the site inspected for compliance with the conditions of this approval.

### ***Landscaping***

16. **Prior to final building inspection**, the applicant shall plant two Monterey Pine trees to replace the Monterey Pine trees that will be impacted during construction and one tree of any native species to replace the one Eucalyptus tree that will be removed.

### ***Fire Safety***

17. **Prior to occupancy or final inspection**, whichever occurs first, the applicant shall obtain final inspection and approval from Cal Fire of all required fire/life safety measures.

### ***Notice of Occupancy Requirement***

18. **Prior to final Building Inspection**, the applicant shall record a notice against the property notifying any subsequent purchaser that failure to occupy one unit on the site as his or her primary residence will subject the second unit to abatement by the county pursuant to Chapter 23.10 of the Coastal Zone Land Use Ordinance.

### **On-going conditions of approval (valid for the life of the project)**

19. This land use permit is valid for a period of 24 months from its effective date unless time extensions are granted pursuant to Land Use Ordinance Section 23.02.050 or the land use permit is considered vested. This land use permit is considered to be vested once a construction permit has been issued and substantial site work has been completed. Substantial site work is defined by Land Use Ordinance Section 23.02.042 as site work progressed beyond grading and completion of structural foundations; and construction is occurring above grade.
20. All conditions of this approval shall be strictly adhered to, within the time frames specified, and in an on-going manner for the life of the project. Failure to comply with these conditions of approval may result in an immediate enforcement action by the Department of Planning and Building. If it is determined that violation(s) of these conditions of approval have occurred, or are occurring, this approval may be revoked pursuant to Section 23.10.160 of the Land Use Ordinance.